



## PACIFIC VISTA

25500-25550 Commercentre Drive, Lake Forest, CA

**UP TO 70,000 SF OF CREATIVE OFFICE SPACE**

**\$2.00/SF BROKER BONUS\***



\* Broker Bonus applies to new tenant deals signed before 9/1/16, minimum 5 years

**John Harty**  
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## Space Available

ADDRESS		SIZE (RSF)	RENT	AVAILABLE
25530 COMMERCENTRE	1ST	34,267	\$1.65 NNN	30 DAYS NOTICE
25530 COMMERCENTRE	2ND	36,291	\$1.65 NNN	30 DAYS NOTICE

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## Space Features

- Exceptional plug & play space
- Full building with 70,558 SF on two floors (potential to expand by 37,000 SF)
- Fitness center equipped with treadmills, life cycles, elliptical and weight machines as well as locker rooms and showers
- Furniture / workstations available
  - 1st floor - 109 workstations & 25 offices
  - 2nd floor - 240 workstations & 7 offices
- Training / conference center for 200 people



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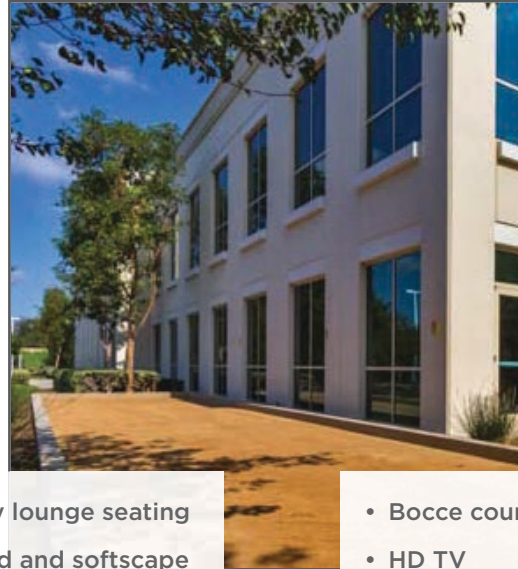
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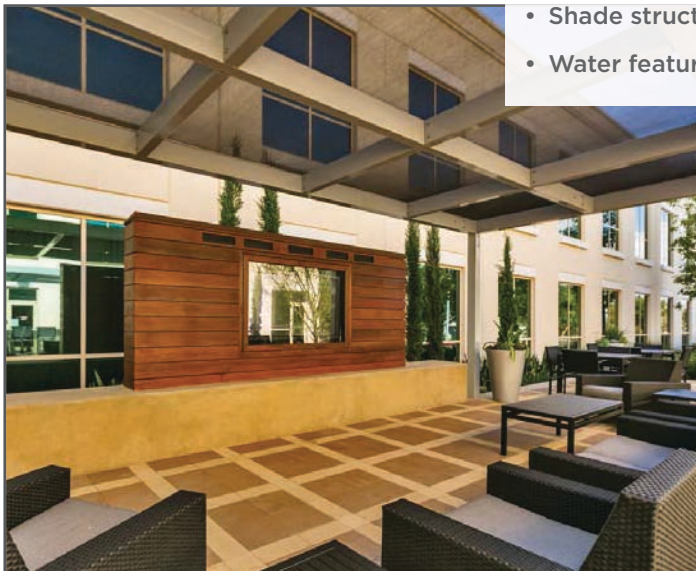
## Collaborative Outdoor Space



- Contemporary lounge seating
- Upgraded hard and softscape



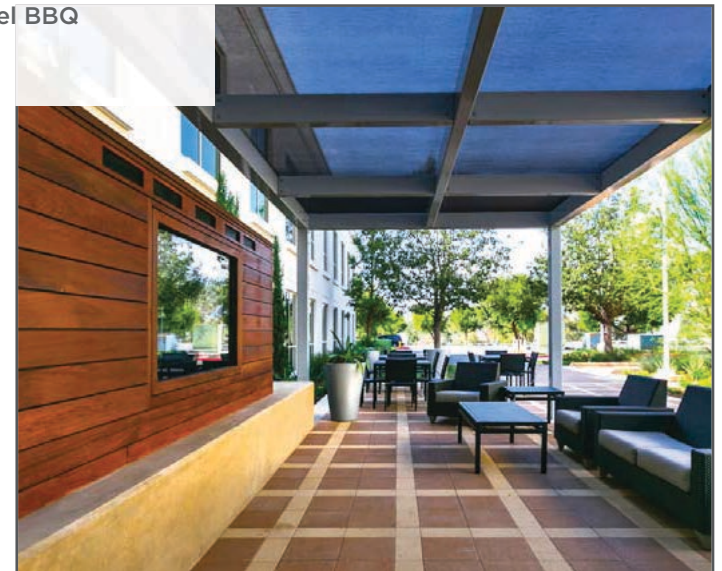
- Bocce court
- HD TV



- Shade structures
- Water feature



- Stainless steel BBQ
- WiFi





## State-of-the-Art Fitness Center



- Featuring Technogym® cardio and strength training equipment
- Stretching areas



- Towel service
- Mens and womens locker rooms and showers



## Property Features

- 322,262 SF Class A Office Campus
- LEED Certified “Silver” Buildings
- State-of-the-art fitness center with top of the line equipment, locker rooms, and showers
- Contemporary outdoor social area with Bocce ball court, WiFi, lounge seating, HD TV, stainless steel BBQ and shade structures
- 5.22/1,000 parking
- Buildings connected via underground conduits
- Expansive ceiling heights and floor to ceiling glass
- Loss factor +/-8.97%
- High capacity telecommunications
- Only 1 mile to 241 Toll Road and 3 miles to 5/405 Freeway interchange
- Convenient proximity to Irvine Spectrum, Foothill Towne Centre and Lake Forest Corridor



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**25530 Commercentre - 1st Floor**

±34,267 SF

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**25530 Commercentre - 2nd Floor**

±36,291 SF

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